



# City of Carmel

## **CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, MARCH 1, 2005**

The Special Studies Committee of the Carmel Plan Commission met on March 1, 2005 at 7:00 PM in the Caucus Rooms of City Hall.

Members present: Jerry Chomanczuk, Wayne Haney, Steve Stromquist, and Madeleine Torres, thereby establishing a quorum.

Jon Dobosiewicz attended the meeting on behalf of the Department of Community Services staff. John Molitor, legal counsel was also in attendance.

### **The Special Studies Committee considered the following items:**

**1. Docket No. 04090045 ADLS: O'Malia Fireplace**

The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.

Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

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**2. Docket No. 04120019 DP Amend/ADLS:  
West Carmel Center Block C - Medford Place**

The petitioner proposes a new commercial structure, parking, and signage. The site is located at the southeast corner of 106<sup>th</sup> Street and Michigan Road. The site is zoned B3/Business and is within the US 421 Corridor Overlay.

Filed by Craig May for PR Block C, LLC.

Steve Hanscom, American Consulting Engineers, 7260 Shadeland Station, Indianapolis appeared before the Committee representing the applicant.

Steve Hanscom addressed 5 items listed in the Department Report as follows. 1) The wall signs are individual channel, internally illuminated, white in color. 2) The color of the building materials, asphalt shingles, etc are consistent with the color of the building. 3) The site plan and landscape plan both show the proposed sign location for the ground mounted sign—south of the detention pond. 4) The applicant believes the pole light fixtures are the same as the adjacent site, unless installed differently. 5) The ground illumination is an aluminum frame box sign (11X17)

and the box between the two columns is internally illuminated, “plexan” face. The channel letters are specified in item one.

Department comments: Jon Dobosiewicz said the petitioner had suggested that the wall-mounted signs would be white bases—Jon was unsure that the white would read well on a cream-color background. The petitioner said the letters are all bronze, with bronze return, and illuminates white at night.

The Department has proposed making modifications to the Sign Ordinance on 421 that would allow white and bronze-face signs on multi-tenant buildings in order to get rid of the “rainbow effect” across the building behind this site. This has not yet been adopted. At this time, the Department is recommending favorable consideration to the full Commission.

Committee comments:

Jerry Chomanczuk asked about the detention pond, where it is located onsite, and is it a dry detention? There is also a major pipeline south of the development—part of this development? Petitioner says it is part of the tax parcel, but not a part of this development.

Madeleine Torres asked about the tenant signs. It looks as if there are five tenants—four of equal square footage; however the sign only allows for three tenants.

The petitioner responded that the building layout is a maximum of six (6) tenants—the signage is for the block and not just this project. The sign will serve future development, back-to-back. The tenant mix would dictate the signs; discussions are on-going with prospective tenants.

Madeleine Torres made formal motion to **forward Docket No. 04120019 DP/Amend/ADLS West Carmel Center Block C, Medford Place to the full Commission with a positive recommendation**, seconded by Wayne Haney, APPROVED 4-0.

**3. Docket No. 04120025 ADLS Amend: Wagner Reese and Crossen**

The applicant seeks approval for expanded parking, signage, and associated landscaping.

The site is located at 11939 N. Meridian Street. The site is zoned B6/Business and is in the US 31 Corridor Overlay.

Filed by Paul Reis.

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**4. Docket No. 05010030 CA: 116th/Keystone Retail Shops**

The petitioner proposes revised commitment amendment text. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.

Filed by Matt Skelton of Bingham McHale for Eclipse Real Estate.

Steve Hardin, attorney, Bingham, McHale, 970 Logan Street, Noblesville appeared before the Committee representing the applicant. Also in attendance: Brian Chandler and Drew Warner, Eclipse Real Estate.

At this time the petitioner is requesting modification to commitments made on the site located at 116<sup>th</sup> Street and Keystone Avenue, to allow for an after-hours bakery truck delivery for Starbucks only, one per day, between 10:00 PM and 6:00 AM at the front door.

The petitioner committed to install a double-panel fence in order to address neighbors' concerns regarding noise and sound. The trees and landscaping will also serve as a sound barrier for the neighboring residents.

Department Comments. Jon Dobosiewicz recommended favorable consideration and does not believe there is a significant difference in the current petition and the previous petition. The applicant has given a lot through commitments on the property—more than required. There could be a gas station operating 24 hours a day at this site.

Members of the public were invited to speak at this time.

**Organized Remonstrance:**

**“PJ” Turner**, 3011 Silver Maple Court, The Maples HOA. Ms. Turner has done some research on delivery trucks for Starbucks. The bakery delivery truck for the 40 Starbucks stores in the area comes from Chicago and there is absolutely no idea what time the delivery would be made for this particular Starbucks. The truck is a typical “box” truck and more than likely equipped with a “beeper” utilized when backing up. The “beeper” is a penetrating noise and very disturbing. Ms. Turner stated that her husband is in very poor health and the deliveries would disturb their quiet enjoyment of the property. Ms. Turner requested a solid wall because of noise.

**Sherry Adams**, The Maples, corner of 116 & Keystone, who unit is at the highest elevation of The Maples, hears music 24 hours/day from the Macaroni Grill and believes she will be hearing noises from the proposed development too. Ms. Adams feels a brick wall would be a better buffer than the fence.

**Rebuttal: Steve Hardin**

The building is at least 60 feet from the property line; there is a double wall fence and landscaping. A lot of concessions have been made for the benefit of the adjoining neighbors, and at this time, Mr. Hardin asked for a positive recommendation to the full Commission.

Further Department comments: Jon Dobosiewicz stated that this site is proposed for development commensurate with applicable zoning in place. The petitioner has made a number of concessions—above and beyond what is normally offered.

**Donna Cronin**, The Maples HOA, made another appeal for a brick wall that would be a greater buffer than the fence.

Jon Dobosiewicz commented that the fence and wall were covered in previous discussions at the initial phase and commitments have been made in that regard.

At this time, there are no additional committee comments.

Steve Stromquist made formal motion to return **Docket No. 05010030 CA, 116<sup>th</sup>/Keystone Retail Shops** to the full Commission with a **positive recommendation**, seconded by Madeleine Torres, **Approved 4-0**.

5. **Docket No. 05020011 ADLS Amend: Kirby Park - ADLS Amendment**  
The applicant seeks approval for a sign package. The sites are located at 200-298 W Carmel Drive and 1091-1137 #3d Ave SW. The site is zoned I-1/Industrial.  
Filed by John Kirby IV of Kirby Real Estate.
6. **Docket No. 05020012 ADLS Amend: Kirby Retail Center- ADLS Amendment**  
The applicant seeks approval for a sign package. The site is located at 106-136 W Carmel Drive. The site is zoned I-1/Industrial within the Carmel Drive-Range Line Road Overlay.  
Filed by John Kirby IV of Kirby Real Estate.
7. **Docket No. 05020013 ADLS Amend: 146-148 Building (Kirby) - ADLS Amendment**  
The applicant seeks approval for a sign package. The site is located at 146 & 148 W Carmel Drive. The site is zoned I-1/Industrial within the Carmel Drive-Range Line Road Overlay.  
Filed by John Kirby IV of Kirby Real Estate.

**NOTE:** Items 5, 6, and 7 were heard together.

John Kirby, Kirby Real Estate, 298 West Carmel Drive appeared before the Committee representing the applicant.

The petitioner is seeking a sign package for offices located at 200-298 West Carmel Drive and 1091-1137 Third Avenue SW; 106-136 West Carmel Drive; 146 and 148 West Carmel Drive.

The petitioner proposed a color palette of black, white, cardinal red, emerald green, and sapphire blue, (drop the silver) including the logos, and would like to choose any 3 at his discretion. There are a total of 11 tenants. Mr. Kirby feels the current sign package is too restrictive.

In open dialogue with the Committee, it was determined that the colors red, white and black would accommodate the majority of tenants. Multiple colors on the building signs appear “too busy.” The Committee was not in favor of the script font and not in favor of more than three colors, including the logo.

Window signs were discussed—a window sign can be 30% of the window size. However, it was determined that it would probably not be beneficial to have window signs because of the size and readability.

Department recommendation—Jon Dobosiewicz recommended allowing 3 colors in total chosen from red, black, white, and silver. The Department has no issue with the existing bands on the buildings.

**\*Note:** There would be no change in the existing “B” building signage—black, white, or red panel.

Steve Stromquist made formal motion to approve **Docket No. 05020011 ADLS Amend, Kirby Park, subject to the following conditions.** 1) Color palette limited to red, black, white or silver—a maximum of three per sign, including the logo; 2) No script font; 3) Individual words are to be all one color; 4) No more than two lines of text allowed per sign; 5) Building “B” area remains white background with red or black letters. The motion was seconded by Madeleine Torres and **APPROVED** 4-0.

Steve Stromquist made formal motion to approve **Docket No. 05020012 ADLS Amend, Kirby Retail Center, subject to the following conditions.** 1) Color palette limited to red, black, white or silver—a maximum of three per sign, including the logo; 2) No script font; 3) Individual words are to be all one color; 4) No more than two lines of text allowed per sign. The motion was seconded by Madeleine Torres and **APPROVED** 4-0.

Steve Stromquist made formal motion to approve **Docket No. 05020013 ADLS Amend, 146-148 Kirby Building, subject to the following conditions.** 1) Color palette limited to red, black, white or silver—a maximum of three per sign, including the logo; 2) No script font; 3) Individual words are to be all one color; 4) No more than two lines of text allowed per sign; 5) The existing blue can remain. The motion was seconded by Madeleine Torres and **APPROVED** 4-0.

There being no further business to come before the Committee, the meeting was adjourned at 8:35 PM.

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Jerry Chomanczuk, Chairperson

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Ramona Hancock, Secretary

